

www.souratigroup.com

Martha's Vineyard Office
107 Beach Rd., Suite 202
P.O. Box 4458, Vineyard Haven, MA 02568
Phone: 508-693-9933, Fax: 508-693-4933

Nantucket Office:
35 Old South Road, Nantucket, MA 02554
Phone: 508-228-7888, Fax: 508-228-5511

March 4, 2020

West Tisbury Zoning Board of Appeals
P.O. Box 278
West Tisbury, MA 02575

RE: **Nooni Hammarlund & Shira Hammarlund**
Application for a Special Permit
Assessor's Map 3, Parcel 49
60 Stone Bridge Road
West Tisbury, MA 02575
Construct a Single Family Residence

Dear Board Members,

Please find enclosed a Zoning Board of Appeals Application for the above described property. The owner is seeking permission to construct a single family residence on a previously existing, non-conforming parcel of land. Enclosed is a filing fee check (#7836) in the amount of \$200.00.

Supporting documents enclosed:

- A copy of the current property deed, Book 787, Page 67.
- A copy of the filing fee check #7836.
- A Site Plan in West Tisbury, MA, Assessor Parcel 3-49, prepared for Nooni & Shira Hammarlund by Sourati Engineering Group, LLC dated February 10, 2020, scale 1" = 30'.
- Proposed Architectural Plans prepared for Nooni Hammarlund & Shira Hammarlund, 60 Stone Bridge Road, West Tisbury, MA by BrightBuilt Home dated 10/9/19 and revised 11/18/19, consisting of a Cover and 8 - 11"x17" sheets (A-1.0, A-1.1, A-1.2, A-1.3, A-2.1, A-2.2, A-9.1 and A-9.2), scale as noted.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "George Sourati". The signature is written in a cursive style with a large, prominent "G".

George A. Sourati, P.E.

Received by the Town Clerk: _____ Date: _____

Application complete _____

Application incomplete _____

Signed: _____

APPLICATION COVER PAGE

Date: MARCH 4, 2020 Date Received by ZBA: _____

Name of Applicant and Mailing Address: NOONI & SHIRA HAMMARLUND
P.O. BOX 814, WEST TISBURY, MA 02575

Email Address: _____ Telephone Number: _____

Name of Owner and Mailing Address (If not Applicant): _____

Map and Lot #: 3-49

Street Address of Subject Property: 60 STONE BRIDGE ROAD

Applicant is: OWNER (Owner, Tenant, Purchaser, Other)

Nature of Application (Special Permit, Appeal, Variance): SPECIAL PERMIT

Applicable Section of Zoning Bylaw: 4.3.3

Date of Denial by Building Inspector, Zoning Inspector, or Planning Board
(If Applicable): _____

Plot Plan: Must provide a plan by a registered surveyor showing the total property with the existing buildings, including the proposed project, all setback distances to be provided.

Plans: 2 sets of scaled drawings of floor plans that show total sq. ft. per floor (measured from exterior of wall), at least 2 elevations with one showing proposed height to ridge. If the project is an addition to existing structure please clearly identify proposed work.

_____ **Description of proposed project:** Please attach a detailed narrative.

I have read the overview of the ZBA process attached to this application and completed all sections of the application cover page and therefore request a hearing before the West Tisbury Zoning Board of Appeals with reference to the above noted application.

Signed: *George Soumati*

Title(s): REPRESENTATIVE

Application fee of \$200.00 is required. Date Paid: _____

FOR ZONING BOARD USE

Size of Subject Lot: _____ Zoning District: _____

Registry Book and Page #'s and Date _____

Other Boards Involved with the Permitting:

Within an Overlay District?

Martha's Vineyard Commission Referral Required? _____ If So, MV Checklist Items:

Home of 1124
789/083
Old Condr. 1012/607

87870067

QUIT CLAIM DEED

We, ALBERT G. CEREN, JR., and BILLIE CEREN, of 399 Hargis Road, Bumpus Mills, Tennessee 37028,

for consideration paid, and in full consideration of EIGHTY FIVE THOUSAND AND NO/100's DOLLARS, (\$85,000.00),

grant to NOONI AND SHIRA HAMMARLUND, of P. O. Box 2681, Vineyard Haven, Massachusetts 02568, AS TENANTS IN COMMON

with quitclaim covenants,

the land in West Tisbury, Dukes County, Massachusetts known as "Mountain Lot" and more particularly described as follows:

NORTHWESTERLY by a forty foot way leading from Lamberts Cove Road as shown on a plan hereinafter mentioned by three courses and distances measuring respectively, on a radius of two hundred eighty-eight and 82/100 (288.82) feet, a arc distance of thirty-seven and 39/100 (37.39) feet, one hundred twenty-one and 55/100 (121.55) feet, on a radius of one hundred forty-six and 14/100 (146.14) feet, a arc distance of sixty-eight and 24/100 (68.24) feet;

NORTHEASTERLY by Lot 4, as shown on said plan, two hundred one and 47/100 (201.47) feet;

SOUTHEASTERLY by portions of a stone wall and land now or formerly of Ethel G. Look by two courses and distances measuring two hundred thirteen and 99/100 (213.99) feet and one hundred ten and 10/100 (110.10) feet;

SOUTHWESTERLY by Lot 6, two hundred eighty-one and 09/100 (281.09) feet.

Being shown as LOT 5 on a plan entitled, "Plan of Land in West Tisbury, Mass., Surveyed for Longview Realty Investment Trust, February 16, 1973, Scale: 1"=100', Dean R. Swift, Reg'd. Land Surveyor, Vineyard Haven, Mass.", and containing, according to said plan, 60,006 square feet, more or less.

Lot 5 is conveyed subject to and with the benefit of easements and restrictions of record insofar as the same may be in force and effect.

Map 3, Lot 49, 50 Stone Bridge Road, West Tisbury, Massachusetts 02575

JOHN M. VON MEHREN
ATTORNEY AT LAW
85 STATE ROAD
SUITE 101
VINEYARD HAVEN
MA 02568

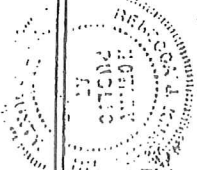
787668

For our title see Deed dated January 24, 1979 and recorded with Dukes County Registry of Deeds on April 19, 1979 in Book 365, Page 283.

WITNESS OUR HANDS AND SEALS THIS 6th DAY OF JANUARY, 2000.

Albert G. Ceren
ALBERT G. CEREN, JR.

Billie W. Ceren
BILLIE CEREN



THE STATE OF TENNESSEE

, ss:

Dated: Jan. 6, 2000

Then personally appeared the above named ALBERT G. CEREN, JR. and BILLIE CEREN and acknowledged the foregoing instrument to be their free act and deed, before me,

Rebecca J. Knight
Notary Public
My Commission Expires: 10-5-2003

MARTHA'S VINEYARD LAND BANK FEE

PAID \$ _____
 EXEMPT \$ 00
NO. 5455 DATE 1/10/00 CERTIFICATION Antkress

Edgartown, Mass January 10, 2000
at 3 o'clock and 15 minutes P.M.
received and entered with Dukes County Deeds
Book 387 page 267

Attest:

Diane E. Power Register

EDGARTOWN
DEEDS REG#8
DUKES
01/10/00 4:17PM 01
000000 H1572
FEE \$387.60
CHRG \$387.60

7836

SOURATI ENGINEERING GROUP, LLC
107 BEACH RD., STE. 202 P.O. BOX 4458
VINEYARD HAVEN, MASSACHUSETTS 02568
(508) 693-9933



Martha's Vineyard
SAVINGS BANK
Edgartown, MA
53-7292/2113



4 MAR 2020

PAY TO THE
ORDER OF

Town of West Tisbury

\$ 200.00

Two hundred dollars

DOLLARS

MEMO 101981
HAMMARLUND



George Souall

AUTHORIZED SIGNATURE

⑈007836⑈ ⑆211372925⑆ 45 170149⑈



Case File No. 44

Stone Bridge Road

PROPOSED SEWAGE DISPOSAL SYSTEM EASEMENT

EDGE OF PAVEMENT

PROPOSED DRIVEWAY

PROPOSED SINGLE FAMILY RESIDENCE

PORCH

BULKHEAD

MAP 3 PARCEL 48

MAP 3 PARCEL 65.1

MAP 3 PARCEL 50

PATH

PATH

ISOLATED WETLAND

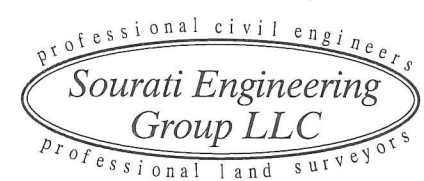
EDGE OF WATER

EDGE OF WETLANDS

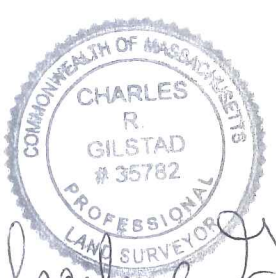
VERNAL POOL

STONEWALL

Site Plan
 in
 West Tisbury, Massachusetts
 Assessor Parcel 3-49
 prepared for
Nooni & Shira Hammarlund
 Scale 1"=30' February 10, 2020



P.O. Box 4458
 107 Beach Road, Suite 202
 Vineyard Haven, MA 02568
 Phone (508) 693-9933 Fax (508) 693-4933



Charles R. Gilstad
 2/10/20

LOT AREA: 60,007± S.F.

HAMMARLUND VINALHAVEN

PROJECT INFORMATION

Client: Erik Hammarlund

Designer: BrightBuilt Home

Contractor: TBD

Map / Lot: Map 3, Parcel 49

Project Address: 60 Stone Bridge Road
West Tisbury, MA

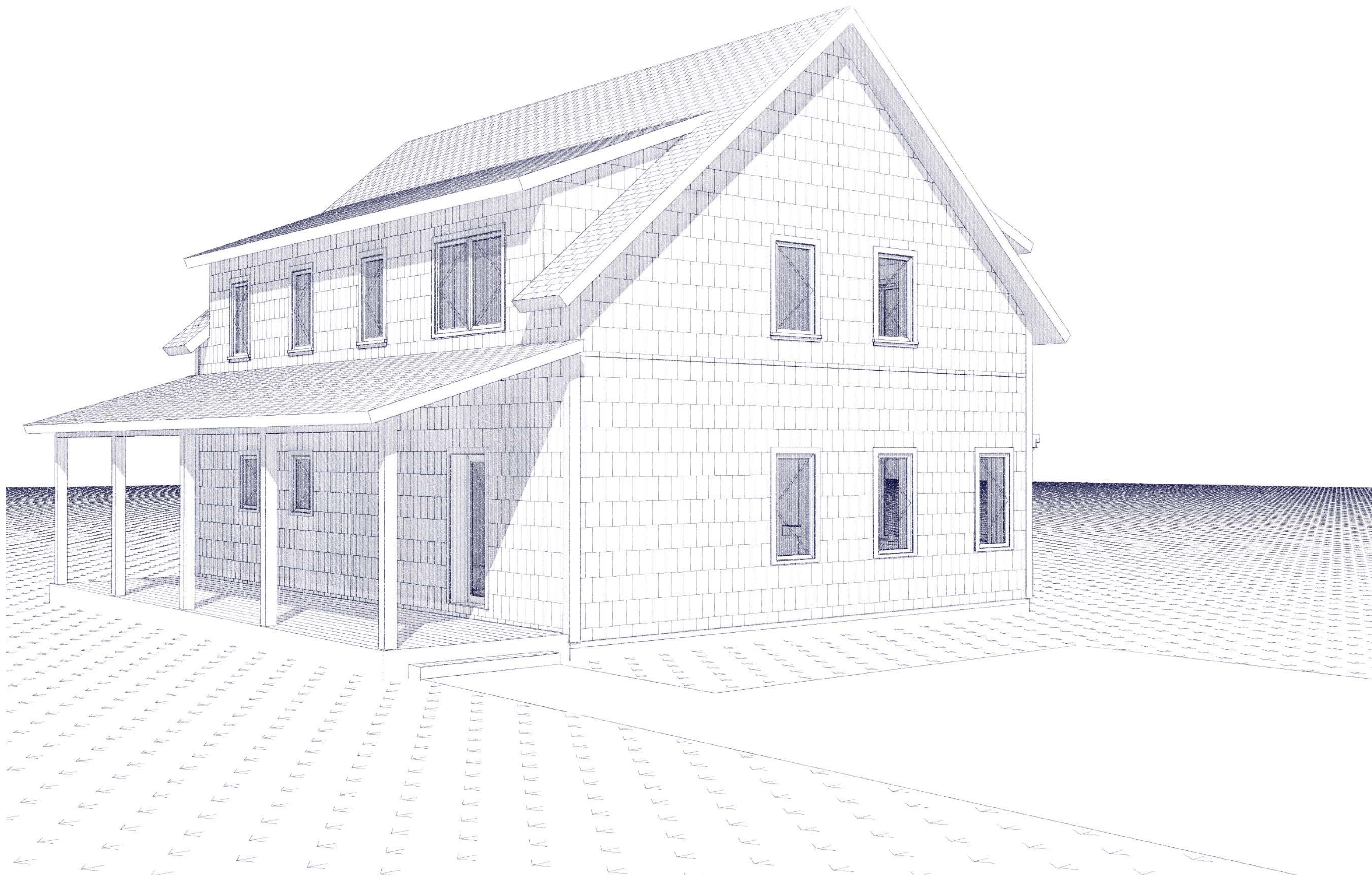
Zoning: Rural District

Building Codes: IRC 2015
NFPA 101 / 2015

Site Area: 60,007 +/- SF

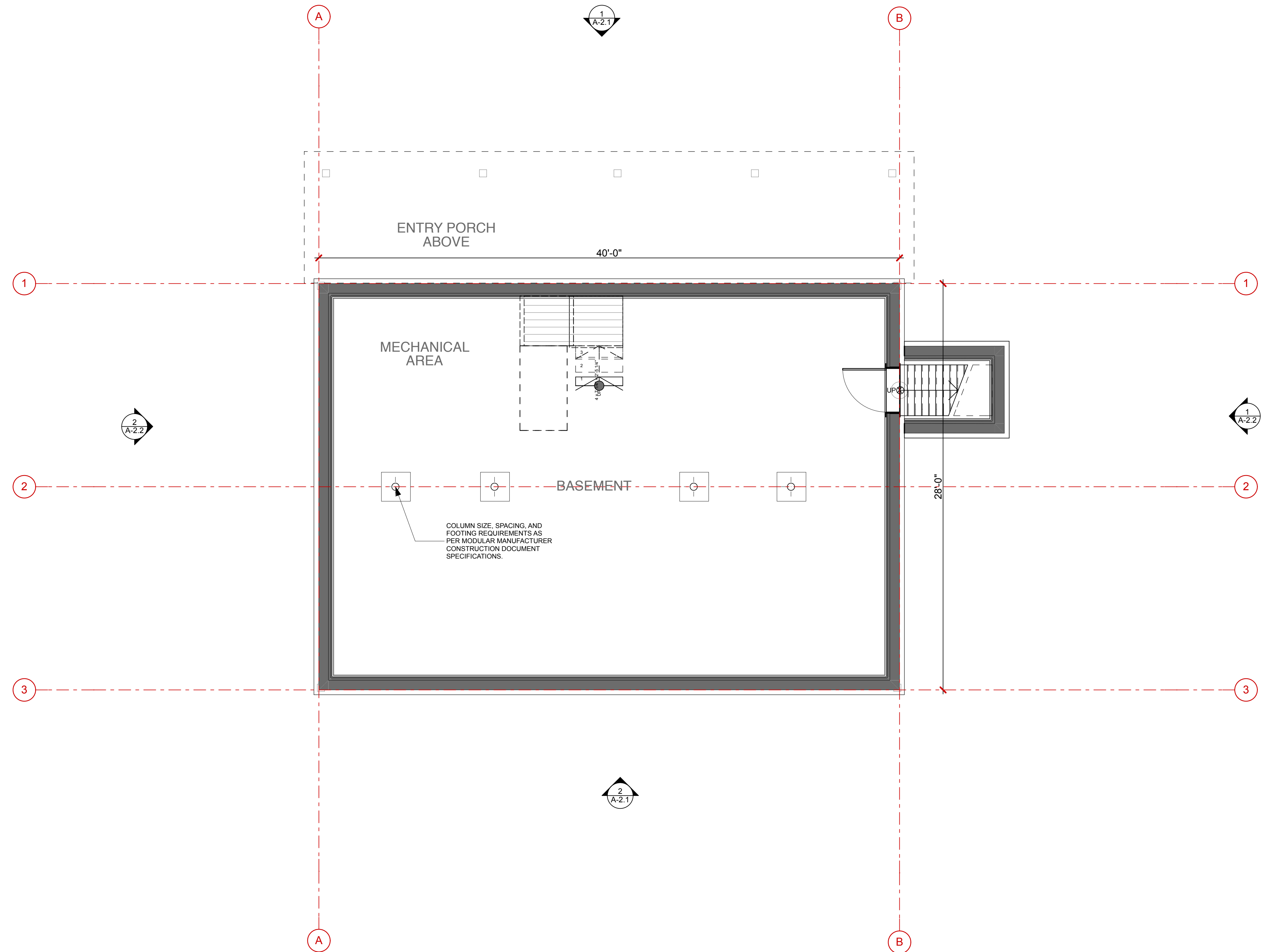
Occupancy: Single Family Residential

Max Building Height: 30'-0"

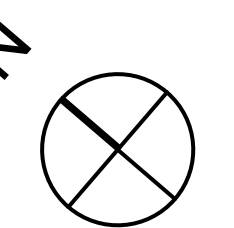


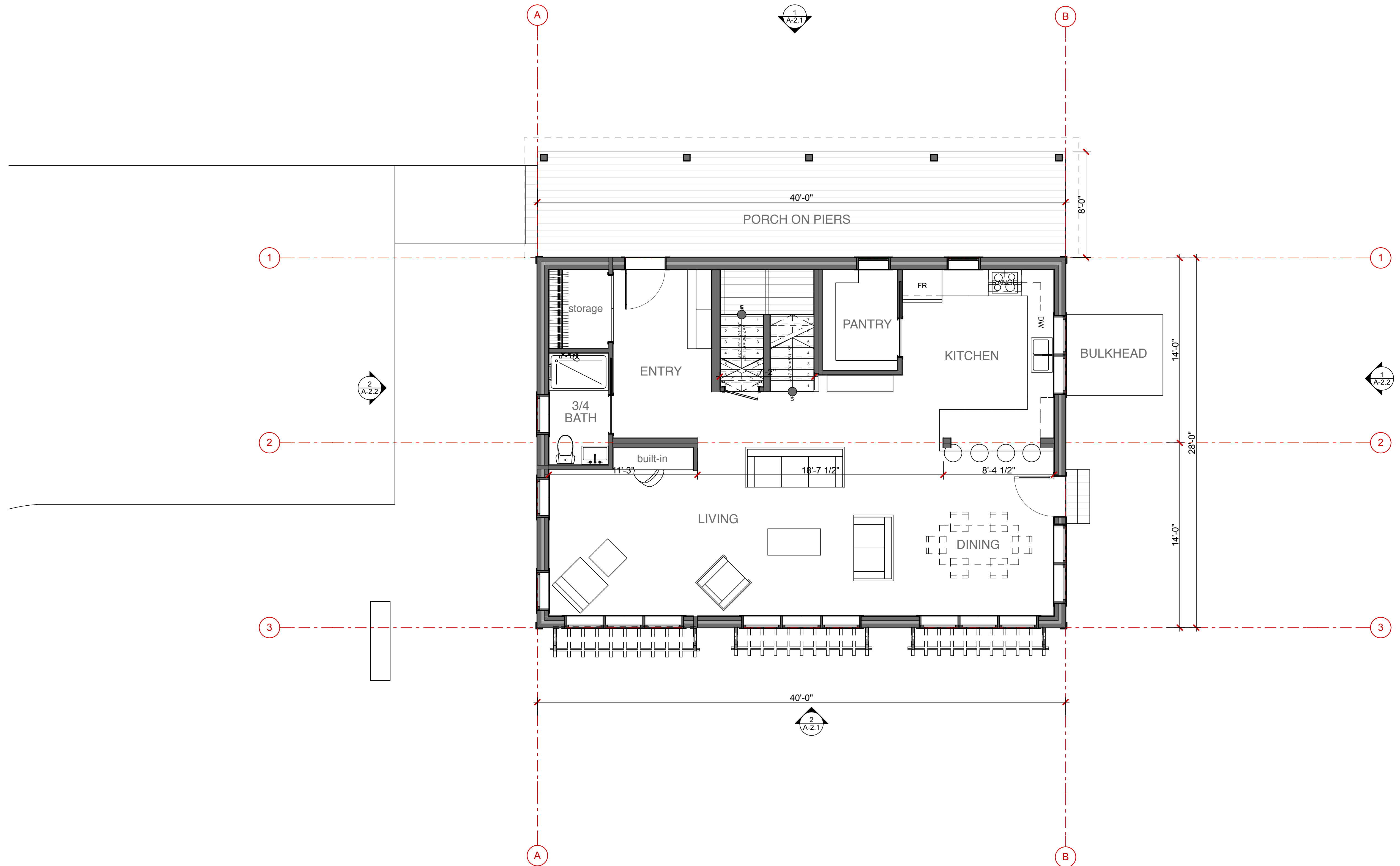
DRAWING INDEX

	COVER SHEET
A-0.0	SITE PLAN
A-1.0	FOUNDATION PLAN
A-1.1	MAIN FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	ROOF PLAN
A-2.1	SOUTH & NORTH ELEVATION
A-2.2	EAST & WEST ELEVATION
A-9.1	PERSPECTIVES
A-9.2	PERSPECTIVES

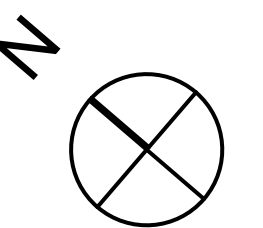
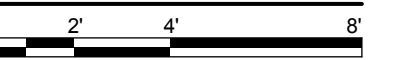


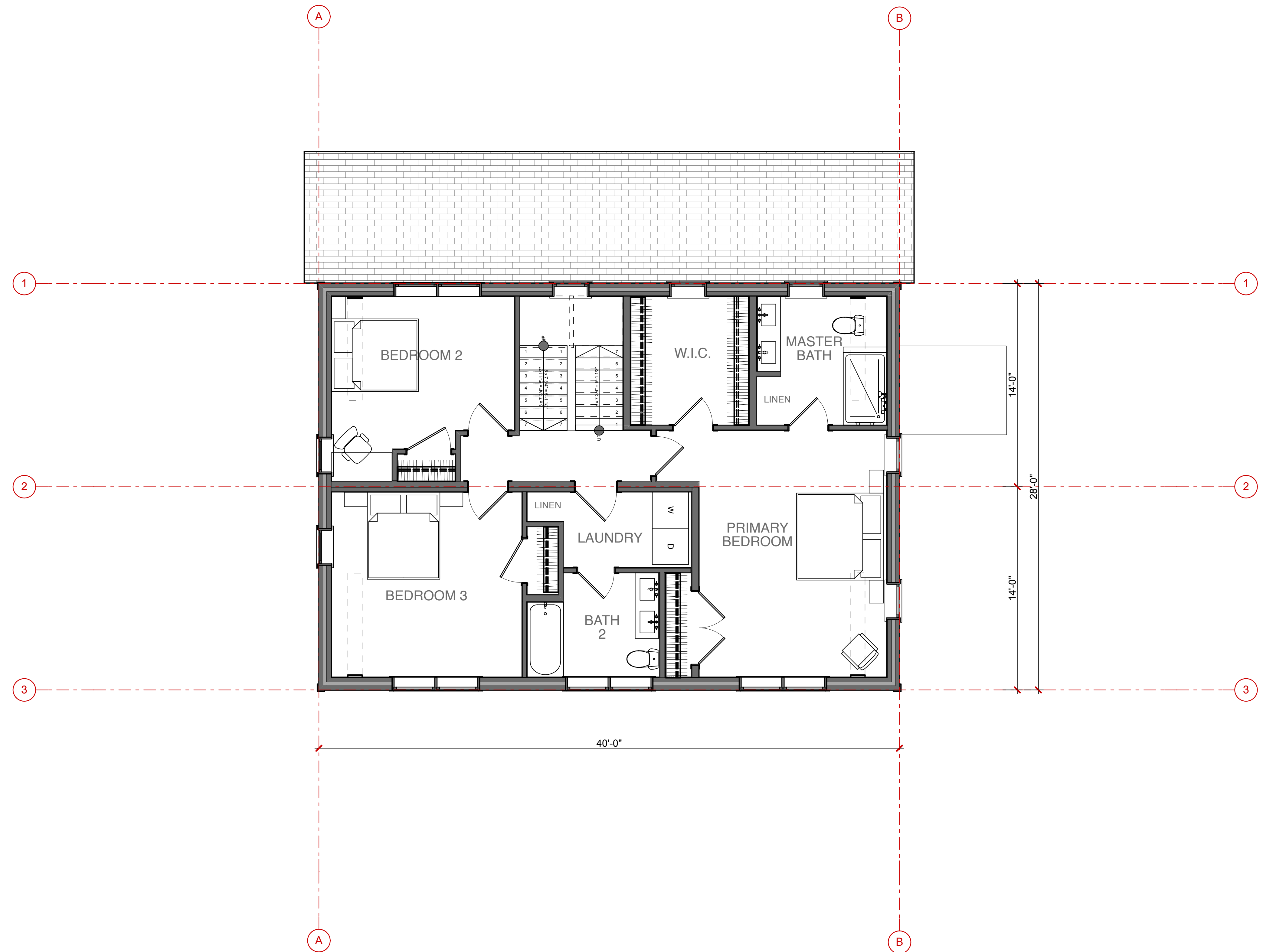
1 FOUNDATION
SCALE: 1/4" = 1'-0"



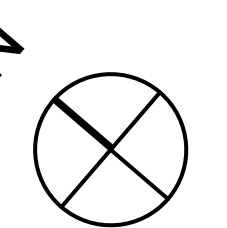
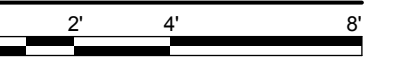


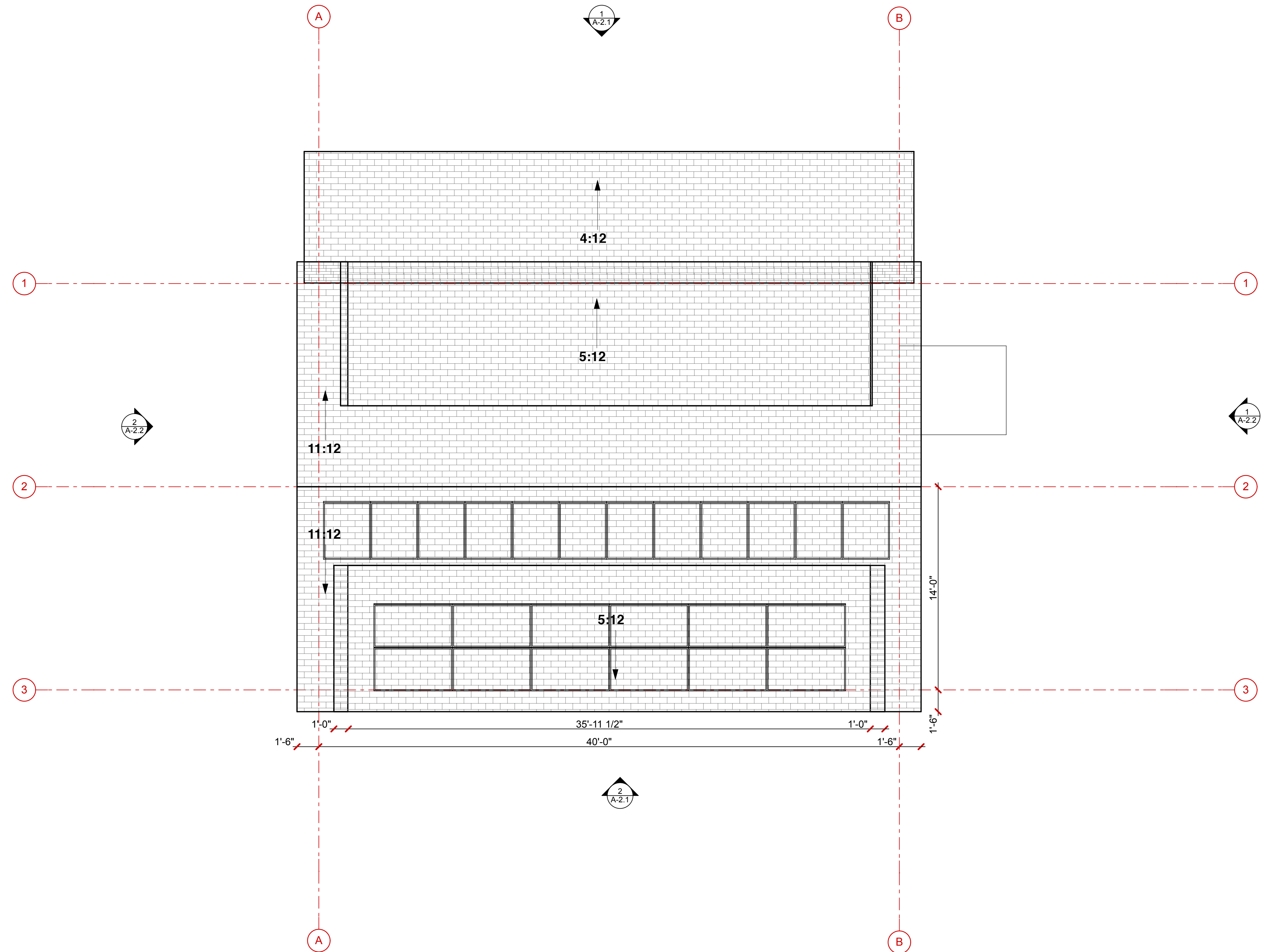
1 MAIN FLOOR
SCALE: 1/4" = 1'-0"



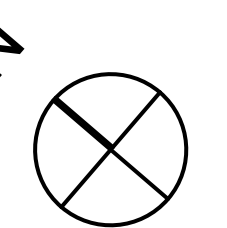
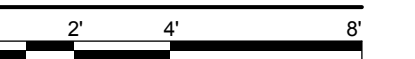


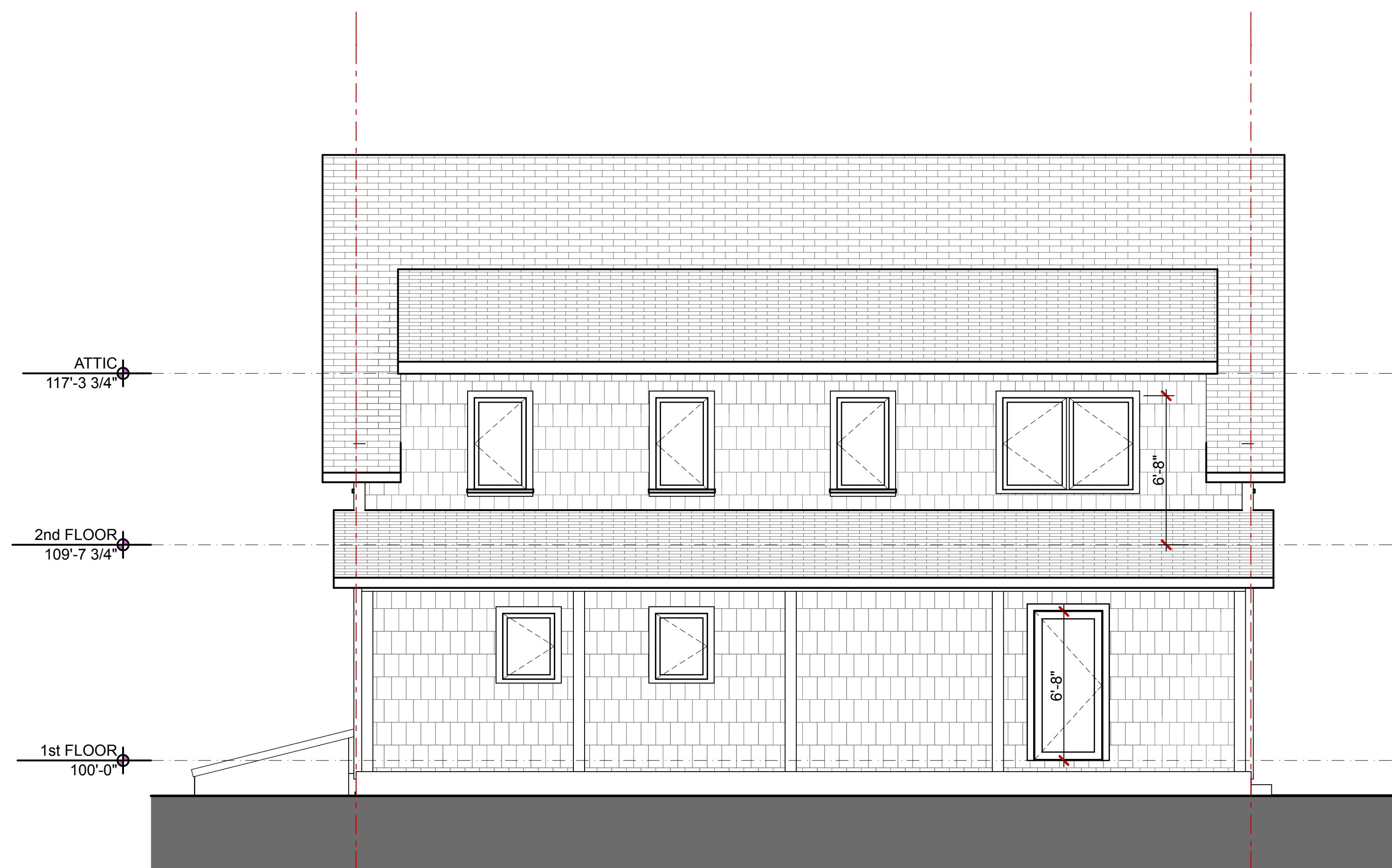
1 SECOND FLOOR
SCALE: 1/4" = 1'-0"



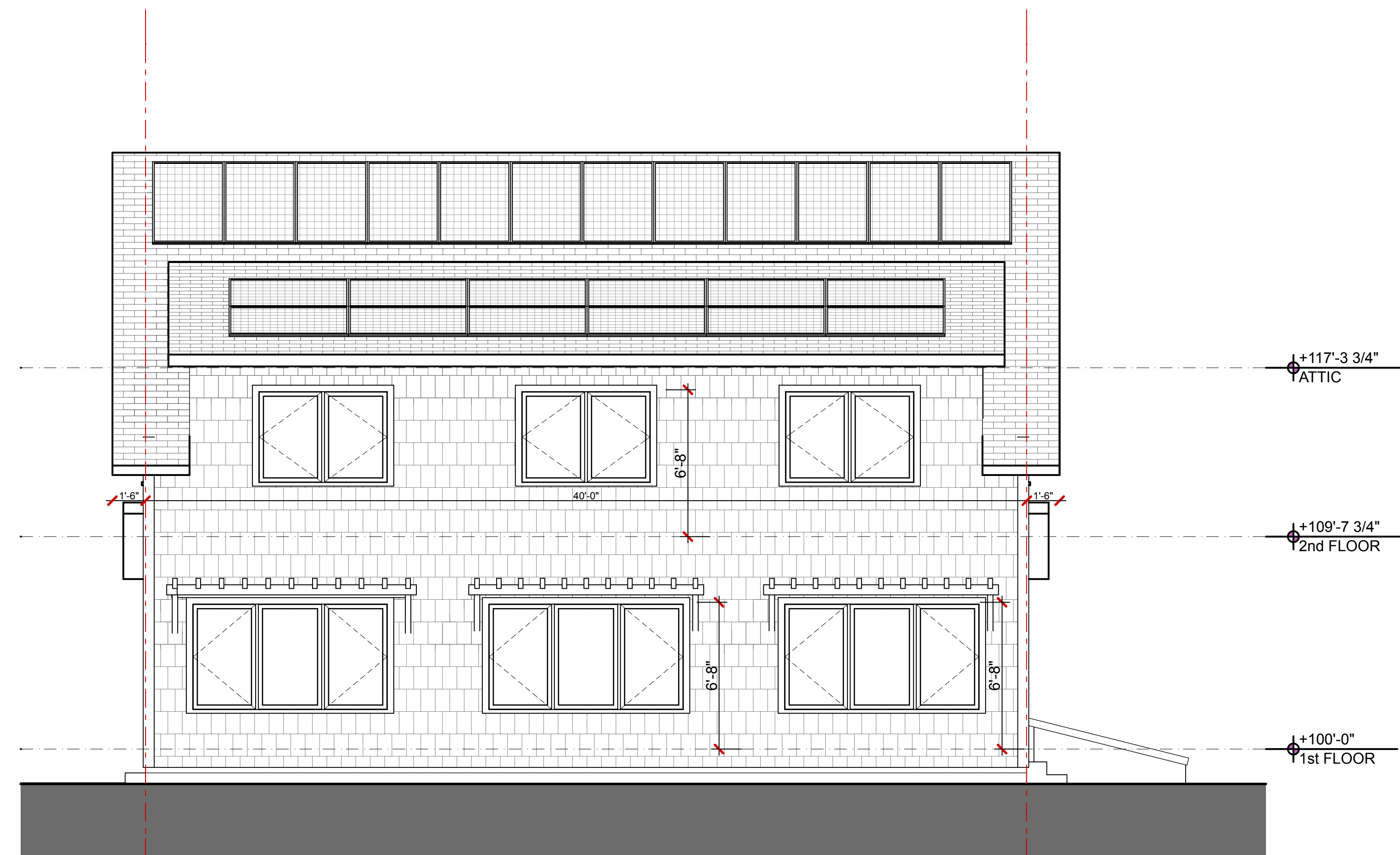


1 ROOF
SCALE: 1/4" = 1'-0"

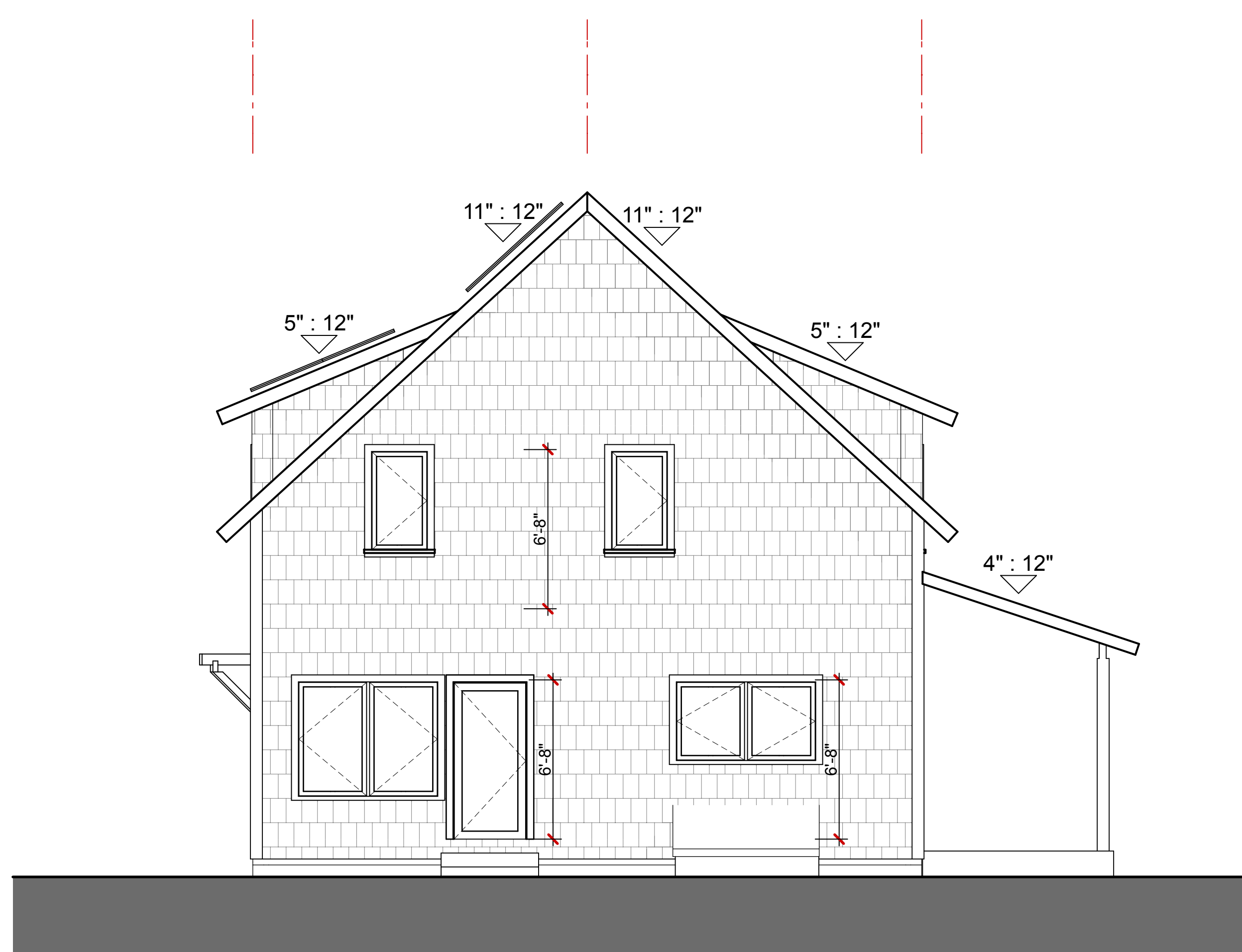




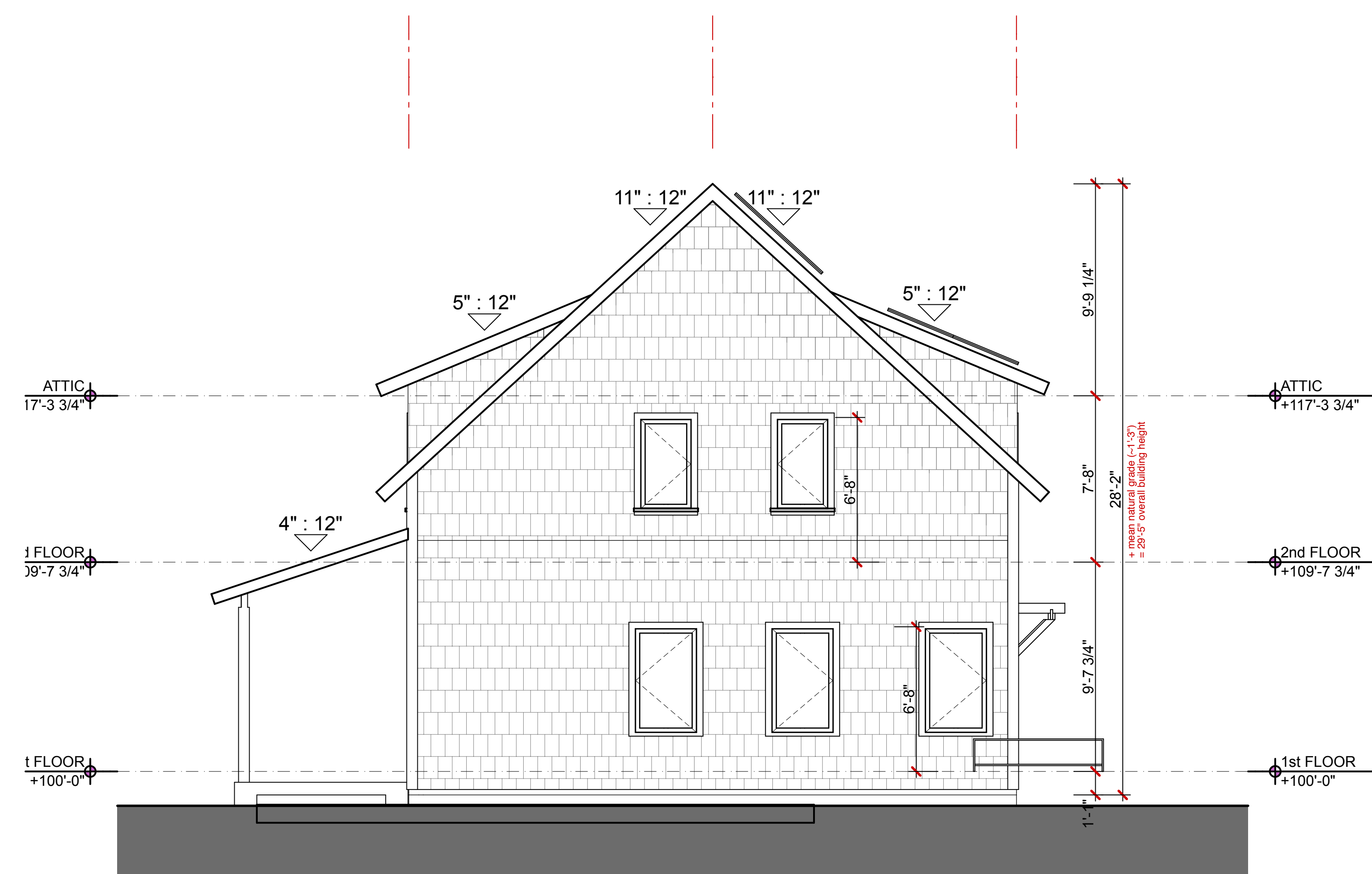
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



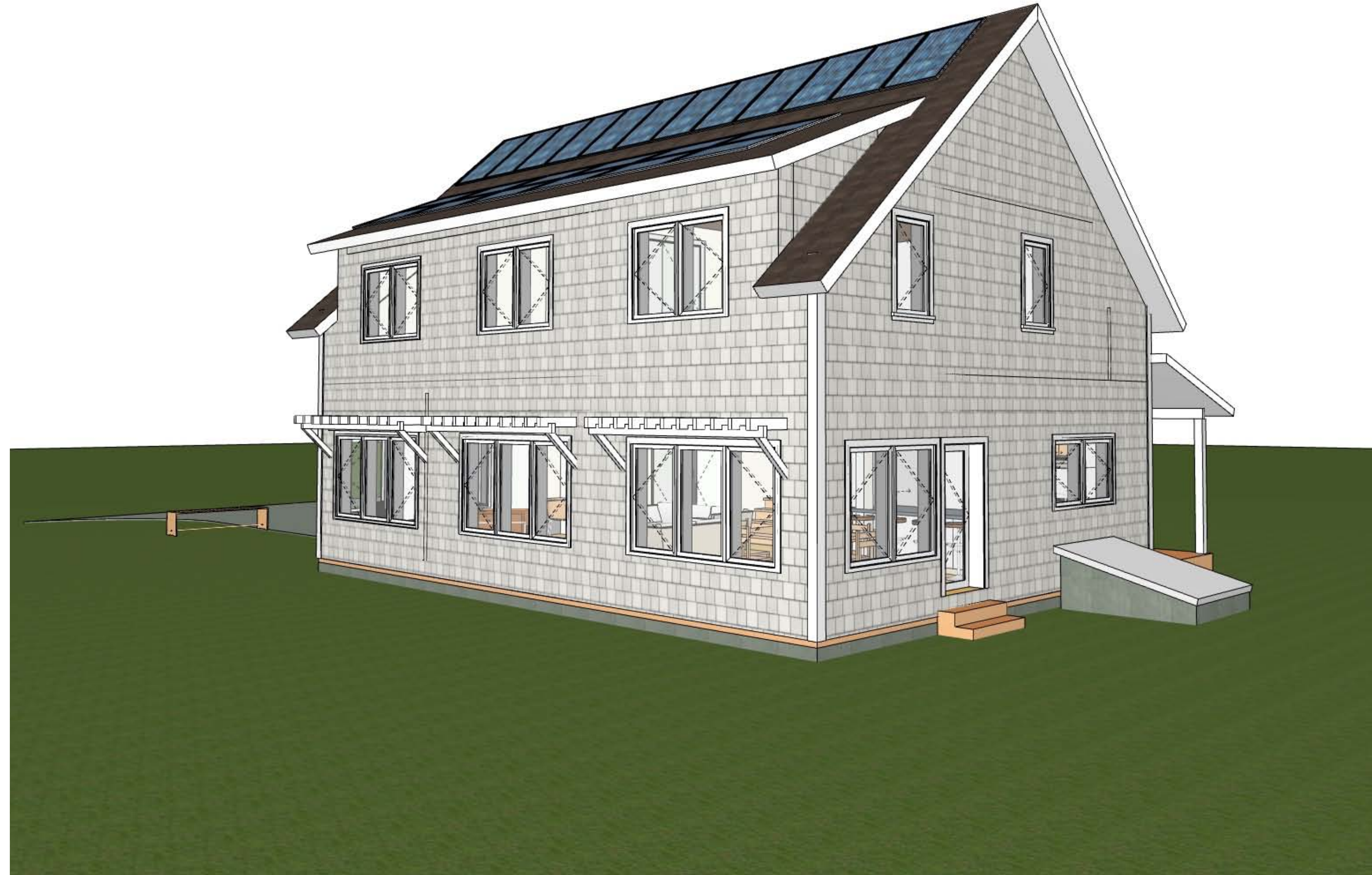
2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



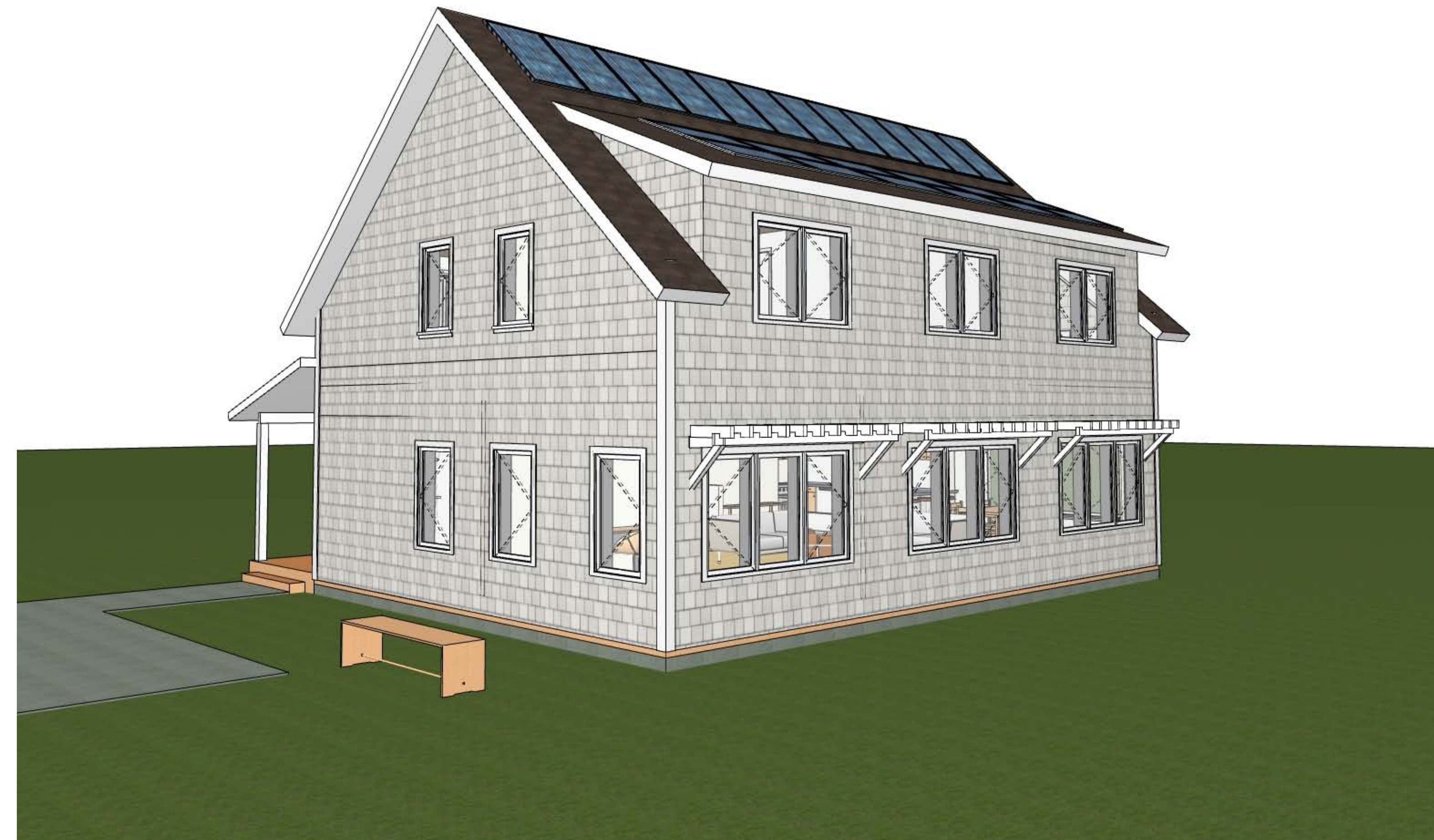
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



① SOUTHEAST VIEW



② SOUTHWEST VIEW



1 NORTHEAST VIEW



2 NORTHWEST VIEW